

## LEGEND

### RESIDENTIAL

- SINGLE FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE FAMILY DETACHED, 5-7 DU/ACRE
- SINGLE FAMILY DETACHED, 7-8 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

### COMMERCIAL

### PUBLIC FACILITIES: SCHOOLS, PARKS, RECREATION FACILITIES

### OPEN SPACE: EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE

### STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

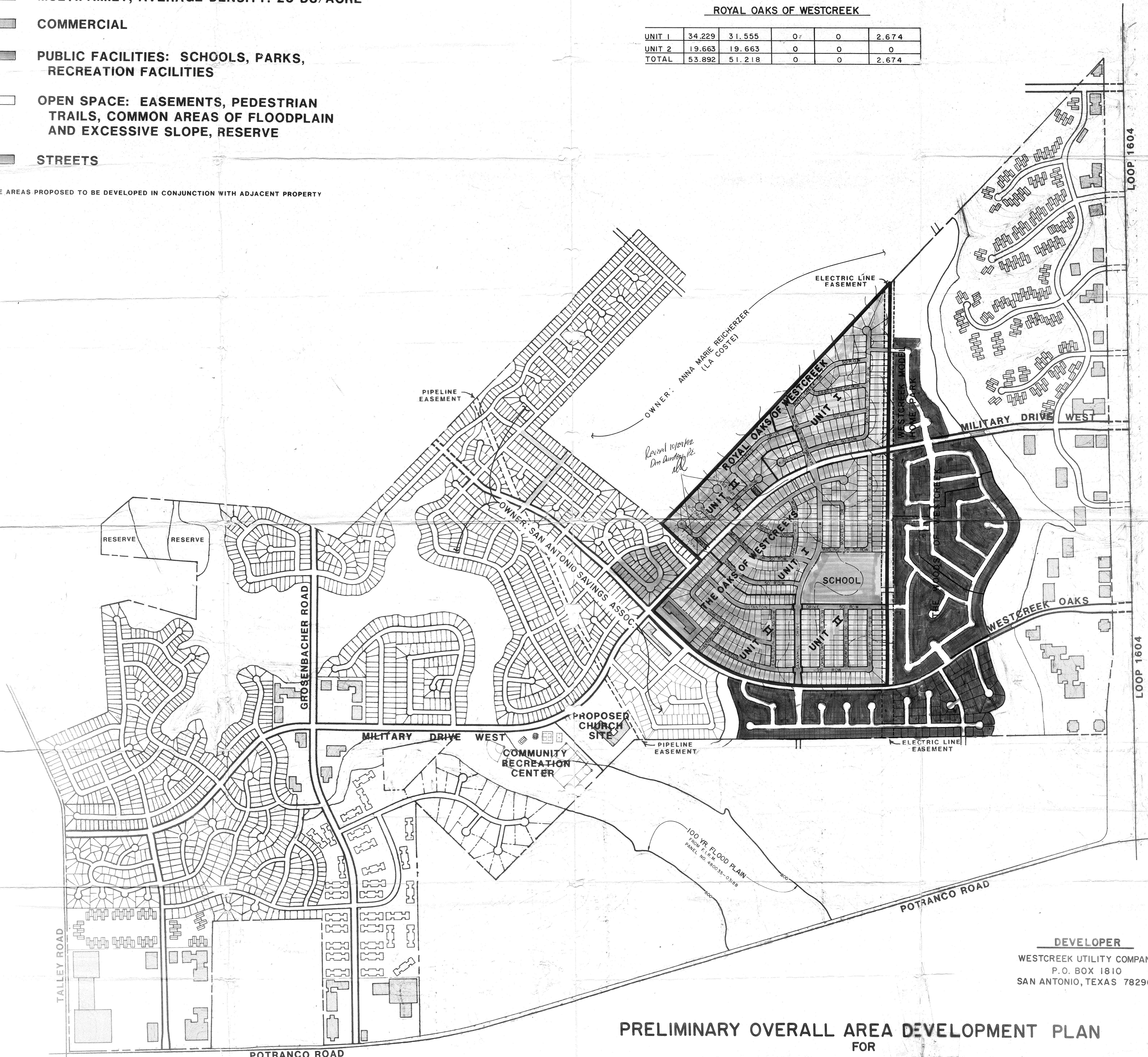
### SUMMARY OF SUBDIVISION AREAS

#### THE OAKS OF WESTCREEK

	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT 1	54.465	40.993	10.602	0	2.547
UNIT 2	47.608	43.218	0	3.062	1.328
TOTAL	102.073	84.211	10.602	3.062	3.875

#### ROYAL OAKS OF WESTCREEK

UNIT 1	34.229	31.555	0	0	2.674
UNIT 2	19.663	19.663	0	0	0
TOTAL	53.892	51.218	0	0	2.674



### DEVELOPER

WESTCREEK UTILITY COMPANY  
P.O. BOX 1810  
SAN ANTONIO, TEXAS 78296

## PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

FOR

THE OAKS OF WESTCREEK-UNITS I & II AND ROYAL OAKS OF WESTCREEK-UNITS I & II

DECEMBER, 1985

167 B



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. #86-08-58-62  
(To be assigned by the Planning Dept.)

The Oaks of West Creek  
The Royal Oaks of West Creek  
P.O.A.D.P. NAME

West Creek Utility Co.  
NAME OF DEVELOPER/SUBDIVIDER

P.O. Box 1810, 78296  
ADDRESS

PHONE NO.

Weyman & Associates  
NAME OF CONSULTANT  
Michael Brooks

Suite 101  
121 Interpark Blvd.  
ADDRESS 78216

494-3030  
PHONE NO.

GENERAL LOCATION OF SITE \_\_\_\_\_

EXISTING ZONING (If Applicable) \_\_\_\_\_

PROPOSED WATER SERVICE

- ( ) City Water Board  
( ) Other District \_\_\_\_\_  
Name  
( ) Water Wells

PROPOSED LAND USE

- ( ) Single Family  
( ) Duplex  
( ) Multi-Family  
( ) Business  
( ) Industrial

PROPOSED SEWER SERVICE

- ( ) City of San Antonio  
( ) Other System \_\_\_\_\_  
Name  
( ) Septic Tank(s)

DATE FILED July 29, 1986

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE \_\_\_\_\_  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_

COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- \_\_\_\_\_ (a) Perimeter property lines;  
\_\_\_\_\_ (b) Name of the plan and the subdivisions;  
\_\_\_\_\_ (c) Scale of map;  
\_\_\_\_\_ (d) Proposed land uses by location, type, and acreage;  
\_\_\_\_\_ (e) Existing and proposed circulation system of collector, arterial,  
and local type "B" streets (clearly identified) and their relation-  
ship to any adjacent major thoroughfares; and any proposed alterna-  
tive pedestrian circulation system;  
\_\_\_\_\_ (f) Contour lines at intervals no greater than ten feet;  
\_\_\_\_\_ (g) Ownership from title and/or city or county records and, if known,  
proposed development for adjacent land;  
\_\_\_\_\_ (h) Existing adjacent or perimeter streets (including right-of-way  
widths), intersections and developments;  
\_\_\_\_\_ (i) One hundred (100) year flood plain limits as identified from the  
most current Flood Insurance Rate Maps published by the Federal  
Emergency Management Agency for the City of San Antonio and/or Bexar  
County;  
\_\_\_\_\_ (j) Location map indicating the location and distance of the POADP in  
relation to adjacent streets and at least two (2) major thoroughfares;  
\_\_\_\_\_ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC \_\_\_\_\_

TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_





# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

✓ August 25, 1986

Michael W. Brooks  
Weyman & Associates  
121 Interpark Blvd., Suite 101  
San Antonio, Texas 78216

RE: Oaks of Westcreek and Royal Oaks of Westcreek POADP  
File # 86-08-58-62

Dear Mr. Brooks:

This is to inform you that the POADP committee has reviewed and accepted your plan of the Oaks of Westcreek and Royal Oaks of Westcreek.

It is noted however, that Stanton Drive and Mashing Drive are less than the Type "B" street as defined in the Subdivision Regulations. Type "B" street is used as secondary access and circulation to community facilities (schools, parks, etc.) and other traffic generators such as commercial and industrial areas. The Traffic Section of the Department of Public Works will have to make a determination upon formal plat filing.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

Michael C. O'Neal  
Planning Administrator  
Current Planning Division  
Department of Planning

MCO/RR/hdlv

Attachment



WEYMAN & ASSOCIATES, INC.  
Consulting Engineers  
121 Interpark Blvd. Suite 101  
SAN ANTONIO, TEXAS 78216

# LETTER OF TRANSMITTAL

(512) 494-3030  
TO Planning Department  
City of San Antonio  
114 W. Commerce Street  
San Antonio, Texas

DATE August 13, 1986	JOB NO.
ATTENTION Mr. Raul Ramos	
RE: Oaks of Westcreek & Royal Oaks of Westcreek Subdivision	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings    ☒ Prints    ☐ Plans    ☐ Samples    ☐ Specifications  
☐ Copy of letter    ☐ Change order    ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
4	Dec. 1985		Preliminary Overall Area Development Plan

THESE ARE TRANSMITTED as checked below:

- ☐ For approval    ☐ Approved as submitted    ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use    ☐ Approved as noted    ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested    ☐ Returned for corrections    ☐ Return \_\_\_\_\_ corrected prints  
☒ For review and comment    ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS I have made those corrections which were requested:

1. Elbow in Barkston Drive
2. Stanton Drive extension
3. Saxonhill Drive extension - 60' R.O.W.
4. Thaxton Drive no longer adjoins commercial property
5. 100 Year Flood Plain
6. Adjoining property owners

Should you require any further information please do not hesitate to call.

COPY TO \_\_\_\_\_

SIGNED: Michael W. Brooks